



6501 Roosevelt Way NE

Design Review EDG Packet | Project #3027716 | August 30, 2017

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NE 66th St

NE 65th St

NE 64th St



9th Ave NE

Roosevelt Way NE

12th Ave NE

OBJECTIVES

Design and construct a new seven-story residential building with commercial use at street level and approximately 20 residential units above grade.

Approximately Number of Units	20
Number of Parking Spaces	0
Number of Bike Parking Spaces	20

Design and construct new structure to achieve a 4-Star Built Green certification.

TEAM

ARCHITECTS	b9 architects
DEVELOPER	Jim and Mary Snelling
STRUCTURAL	Malsam Tsang
GEOTECHNICAL	Pangeo Inc.
LANDSCAPE	TrueScapes



NE 65th St



Roosevelt Way NE

EDG APPLICATION

PART I: Contact Information

1. Property address

6501 Roosevelt Way NE
2. Project number

#3027716
3. Additional related project number(s)

#
4. Owner Name

Jim and Mary Snelling
5. Contact Person Name

Bradley Khouri

Firm

Mailing Address

City, State Zip

Phone

Email Address

b9 architects

610 2nd Avenue

Seattle, WA 98104

206.297.1284

office@b9architects.com
6. Applicant's Name

Bradley Khouri

Relationship to Project

Architect
7. Design Professionals Name

Bradley Khouri

Email Address

Address

Phone

bgk@b9architects.com

610 2nd Avenue

206.297.1284

PART II: Site and Development Information

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

The existing site is located at the corner of NE 65th Street and Roosevelt Way NE in the Roosevelt neighborhood. The sites topography descends from north to south. A two story structure currently exists on the site.
2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.

The lot is zoned NC3P-85 and located within the Roosevelt Residential Urban Village. The site is subject to the Roosevelt Design Guidelines.
- Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

The immediate neighborhood is commercial and mixed use buildings. It consists of small commercial building and new mixed use apartment buildings, with a number of single family houses and duplex/triplex. Apartments range from a 7 story wood frame building over a concrete base to 4 story wood construction apartments. New construction of apartment buildings are under way along Roosevelt Way NE and NE 65th Street.

The project site is at the intersection of commercial strips along Roosevelt Way NE and NE 65th Street. Views to downtown Seattle, the Cascades, and Olympics may be seen from the subject site.

Adjacent zones include NC2-40 two blocks to the South, MR one block to the Northwest, and Single Family three block to the north and south.

3. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

The development proposal is to create a new residential apartment structure, consisting of about 20 units with a mixture of studios, one bedrooms units, and loft units. The existing structure is to be removed. The development proposes to provide not parking. Approximate structure height is 85' per SMC23.47A.012.

A departure is requested in order to achieve the project goals, specifically, to create a clear, unified design that fits well within the neighborhood gateway intersection of NE 65th Street and Roosevelt Way NE.

1. The lower edge of the overhead weather projection above the sidewalk

ZONING SUMMARY

23.47A.004 PERMITTED USES:

- Commercial and Residential use permitted outright

23.47A.005 STREET LEVEL USES:

- In all NC and C zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade in the following circumstances or locations

23.47A.008 STREET LEVEL DEVELOPMENT:

- Base max height for NC3P-85 zones = 85'-0"Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width and may not exceed 40 percent of the width of the facade of the structure along the street.
- For structures with street-level nonresidential uses in NC zones sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. Transparent areas of facades shall be designed and maintained to allow unobstructed views from the outside into the structure or, in the case of live-work units, into display windows that have a minimum 30-inch depth.
- Nonresidential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.
- Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.

23.47A.012 STRUCTURE HEIGHT:

- Base max height for NC3P-85 zones = 85'-0"
- Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend up to 4 feet above the otherwise applicable height limit, whichever is higher.
- Mechanical equipment may extend up to 15 feet above the applicable height limit, as long as the combined total coverage of all features gaining additional height does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment.
- Stair and elevator penthouses may extend above the applicable height limit up to 16 feet

23.47A.013 FLOOR AREA RATIO:

- 6.0 X 2,783 = 16,698 square feet allowable for projects that meet the Standards of SMC 23.47A.013.

23.47A.014 SETBACKS AND SEPARATIONS:

- A triangular setback is required where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone.
- For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone. 15 feet for portions of structures above 13 feet in height to a maximum of 40 feet and for each portion of a structure above 40 feet in height, additional setback at a rate of 2 feet for every 10 feet in additional height.
- Separations - 10 feet minimum separation between principal structures

23.47A.016 LANDSCAPING AND SCREENING STANDARDS:

- Landscaping shall achieves a green factor score of 0.50 or greater.
- Street trees are required when any development is proposed. Existing street trees shall be retained unless the Director of Transportation approves their removal.
- If it is not feasible to plant street trees in a right-of-way planting strip, a 5-foot setback shall be planted with street trees along the street property line or landscaping other than trees shall be provided in the planting strip, subject to approval by the Director of Transportation.

23.47A.022 LIGHT AND GLARE

- Exterior lighting must be shielded and directed away from adjacent uses.
- Interior lighting in parking garages must be shielded to minimize nighttime glare affecting nearby uses.

23.47A.024 AMENITY AREA:

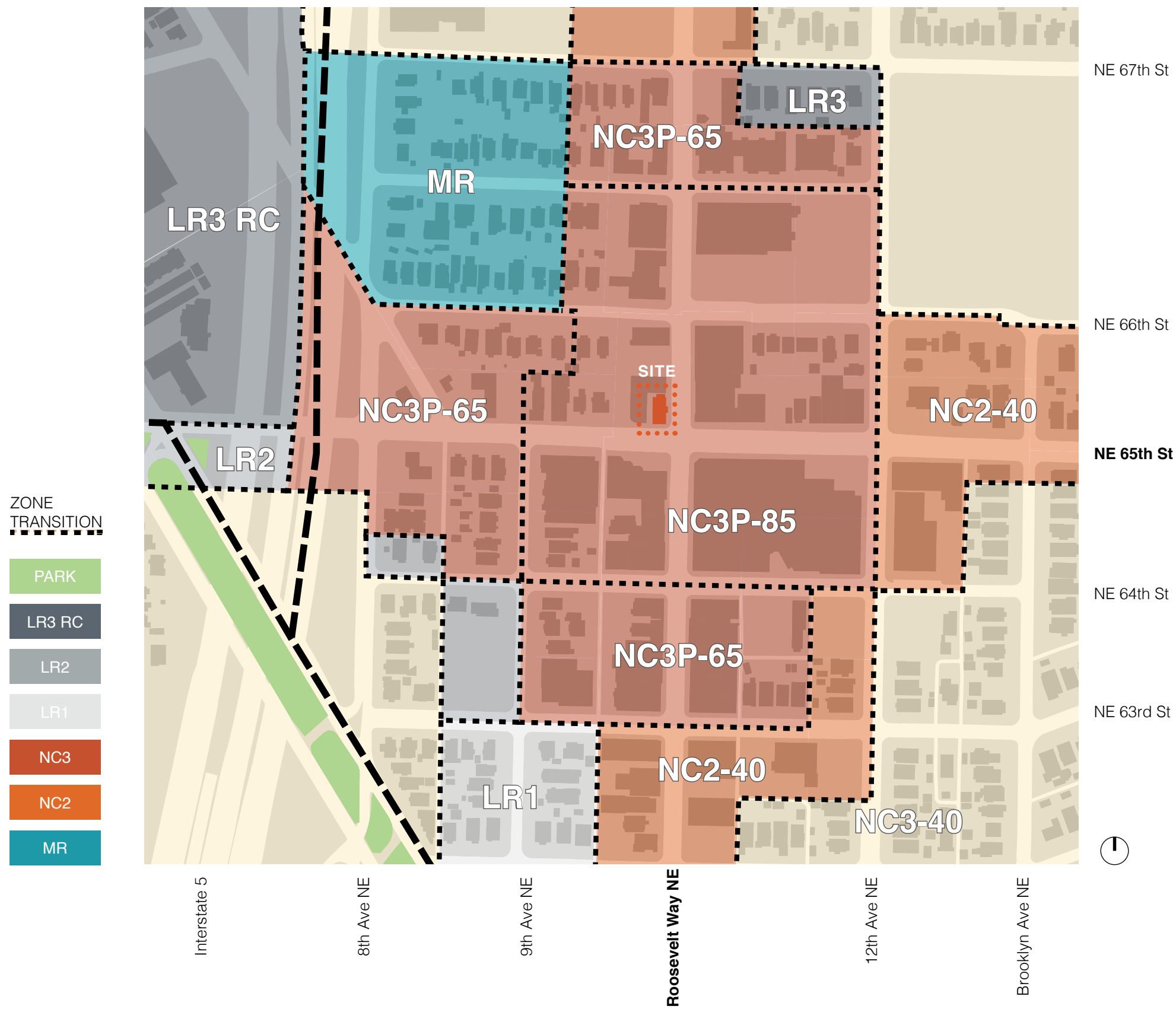
- The required amount of amenity area is equal to 5 percent of the total residential gross area.
- All residents shall have access to at least one common or private amenity area.
- Amenity areas shall not be enclosed.
- Common amenity area shall be minimum 250 square feet and have a minimum horizontal dimension of 10 feet
- Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.

23.54.015 AND 23.54.030 PARKING:

- For nonresidential uses in Urban Villages that are not within an Urban Center or the Station Area Overlay District, if the nonresidential use is located within 1,320 feet of a street with frequent transit service, then there is no minimum requirement.
- For all residential uses in commercial and multifamily zones within Urban Villages that are not within an Urban Center or the Station Area Overlay District, if the residential use is located within 1,320 feet of a street with frequent transit service then there is no minimum requirement.
- 1 bicycle parking space will be required per every 4 residential units.

23.54.040 SOLID WASTE

- Mixed use development that contains both residential and nonresidential uses shall meet the storage space requirements shown in Table A for 23.54.040 for residential development, plus 50 percent of the requirement for nonresidential development. In mixed use developments, storage space for garbage may be shared between residential and nonresidential uses, but separate spaces for recycling shall be provided.
- For developments with 9 dwelling units or more, the minimum horizontal dimension of required storage space is 12 feet.



ADDRESS
6501 Roosevelt Way NE

PARCEL #
952810-3125

LEGAL DESCRIPTION
Lot 7 in block 61, woodlawn addition to green lake, according to the plat thereof, recorded in volume 6 of plats, page 20, records of king county, Washington; except the north 35 feet and the west 10 feet thereof.

LOT SIZE
2,783 SF

ZONE
NC3P-85

URBAN VILLAGE OVERLAY
Roosevelt Urban Center Village

NEIGHBORHOOD CONTEXT



TRANSIT & ACCESS



This site is well served by several bus lines, including the #45, 62, 76 and 67, facilitating travel to many Seattle neighborhoods, including Downtown, Capitol Hill, University District, Northgate, SandPoint, and Northgate. The future Roosevelt Light Rail Station is within walking distance.

Bicycle routes connect the site to the University District, South Lake Union, Downtown, Green lake and Sandpoint.



① Roosevelt Light Rail Station
PHOTO: City Of Seattle, Schemata Workshop



② Bike lane and Bus Stop

2

MINUTES

Roosevelt Link Station
Portage Bay Cafe
Whole Foods
Teddys Tavern

5

MINUTES

Roosevelt High School
Wayward Vegan Cafe
Green Lake Park and Ride
Roosevelt Barbershop
Cavalry Christian Assembly



Bike Route



Bus Stop & Route



ARCHITECTURAL CONTEXT



1 Small scale commercial spaces.
Commercial use along Roosevelt Way NE
6510 Roosevelt Way NE
Built: 1923



2 Decks along NE 65th Street.
Mixed use Apartments
6410 9th Ave NE
Built: 1999, 47 units, 6 stories



3 Proposed development near project site
Duplex
831 NE 66th Street
Built: 1910, 2 units



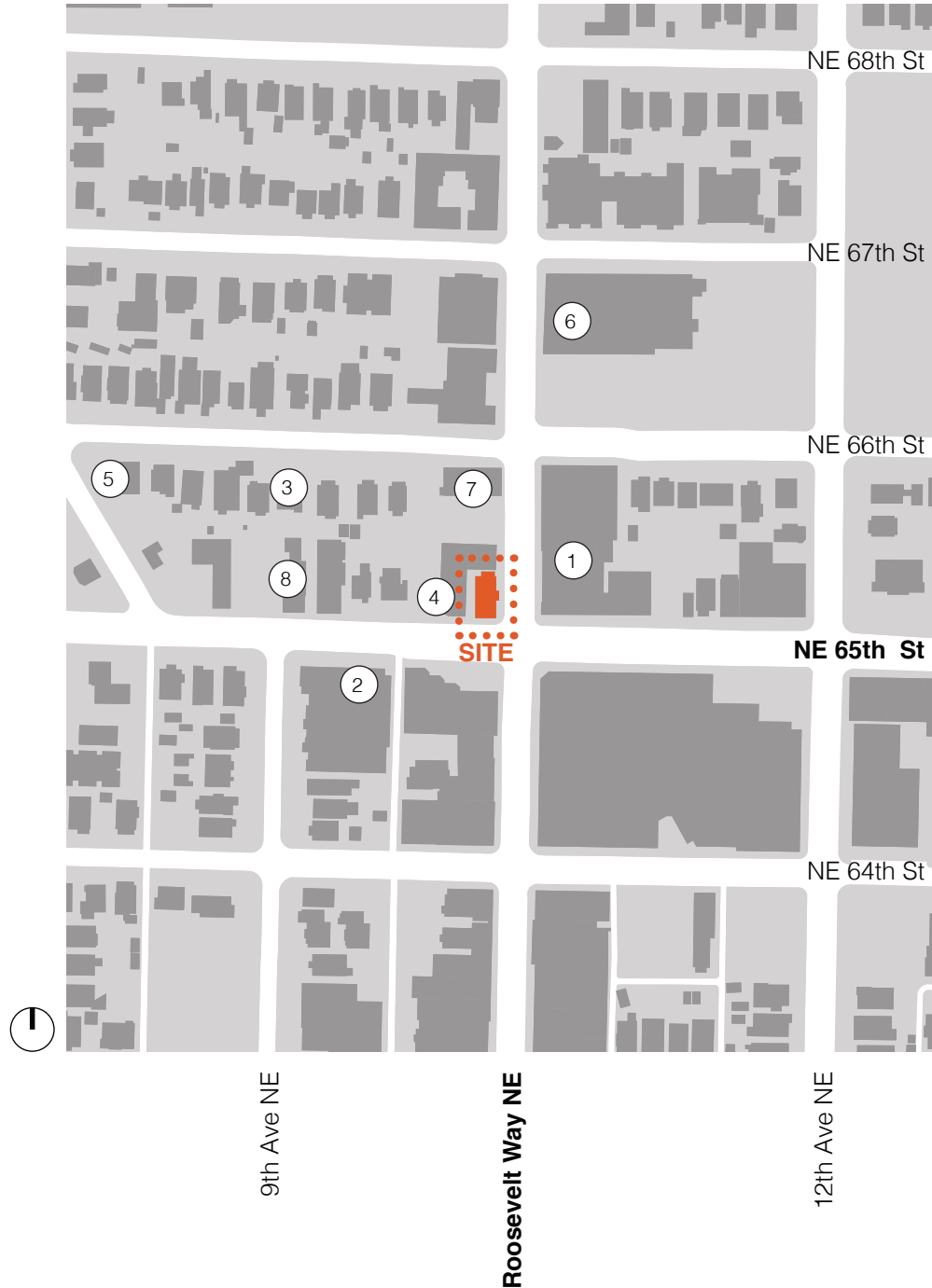
4 Recessed entry along NE 65th Street
Commercial Use along NE 65th Street
916 NE 65th St
Built: 1990



5 Typical neighborhood street corner
Townhomes
6520 A Weedon PL NE
Built: 2014, 4 units



6 On going construction near project site
Future Roosevelt Light Rail Station
6612 Roosevelt Way NE
Built: Under Construction





7 Brick material at pedestrian level
Kavela Apartments
845 NE 66th St
Built: 2012, 63 units



8 Streetscape and solid awnings along NE 65th St
Rooster Apartments
902 NE 65th Street
Built: 2015, 196 units
image source: roosterapartments.com

PUBLIC REALM



1 Bike lane, bus stop and sidewalk along Roosevelt Way NE



2 Lowered commercial plaza seating area and bus stop along Roosevelt Way NE



3 Public Seating, commercial use, and opaque awning along Roosevelt Way NE



4 Streetscape, Street trees and lowered residential apartment entry along NE 66th St



5 Street park adjacent to recent townhouse development along NE 66th St



6 Pedestrian walkway and Street park along NE 65th St



SITE INTERSECTION CORNERS



7 Commercial use at South East intersection of Roosevelt Way NE and 66th St NE



8 Vacant use at North East intersection of Roosevelt Way NE and 66th St NE



9 Commercial use at North West intersection of Roosevelt Way NE and 66th St NE



10 Commercial use at South West intersection of Roosevelt Way NE and 66th St NE

ADJACENT USES



NE 67th St

NE 66th St

NE 65th St

NE 64th St



① Mid-rise residential structures on NE 65th Street



② Future Roosevelt Transit Station along 12th Ave NE
Rendering: City of Seattle, Schemata Workshop



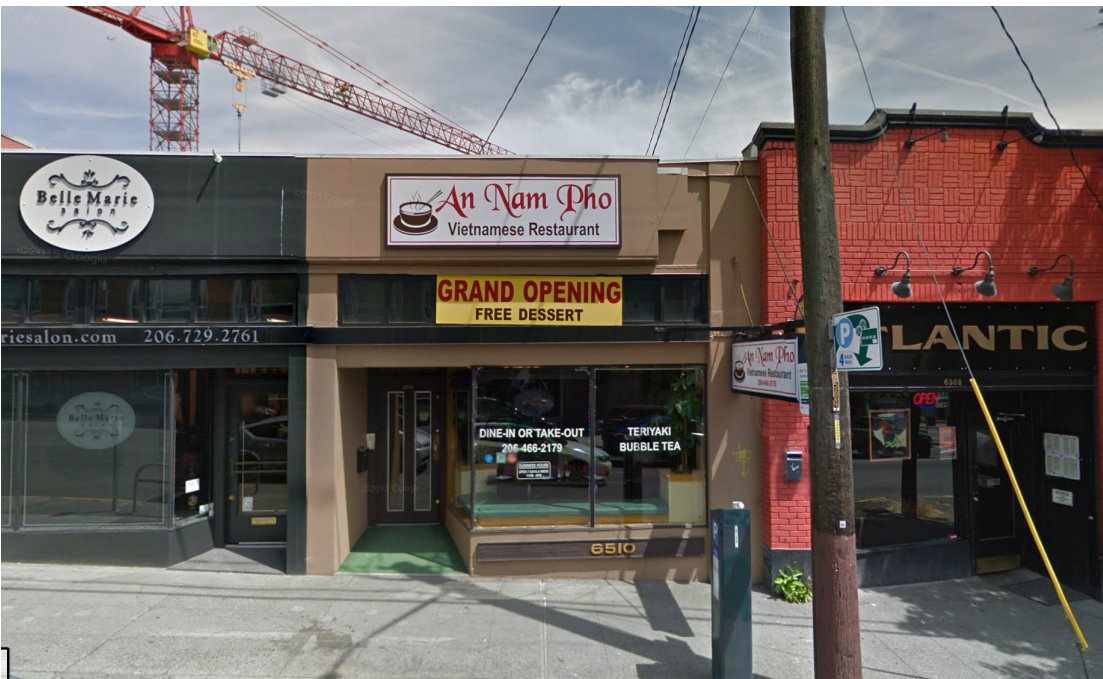
③ Roosevelt High School Along NE 66th St



④ Single Family Use along NE 65th St



⑤ Gas Station along NE 65th St



⑥ Commercial storefronts on Roosevelt Way NE



⑦ Commercial storefronts along NE 64th St



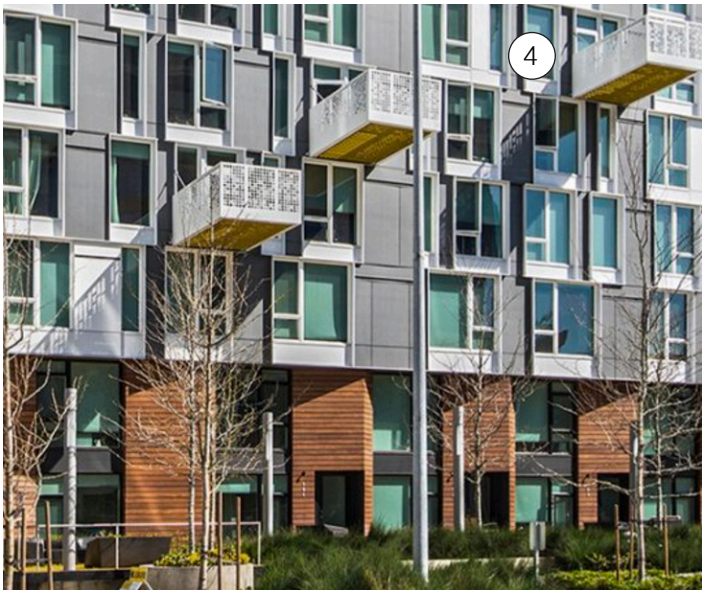
⑧ Business storefronts along NE 64th St

PRECEDENT ANALYSIS

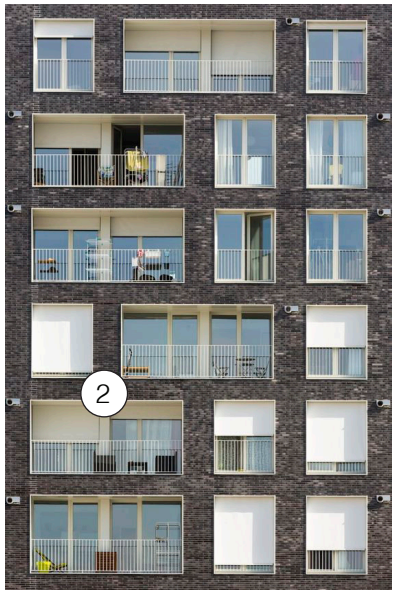
The design team did an analysis of projects which used decks, railings, and bay windows to reduce overall massing. These examples show the articulation of secondary architectural features within a larger mass.

BLANK WALL STRATEGIES

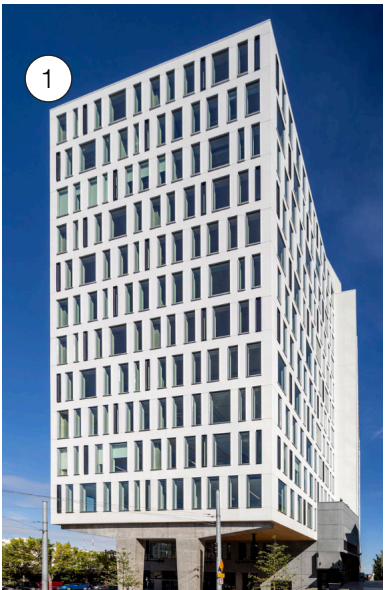
- ① FRAME AROUND OPENINGS WITHIN A LARGER MASS
- ② BALCONIES AND WINDOWS RECESSED
- ③ EXPRESSION OF INDIVIDUAL UNITS
- ④ PLAYFUL DECKS AT ORGANIZED WINDOW PATTERN
- ⑤ SHIFTING MASSING AT FLOOR PLATES



DECKS AND WINDOWS
8th and Republican | Miller Hull



DECKS AND WINDOWS
Terrace 9 | AZC Architects



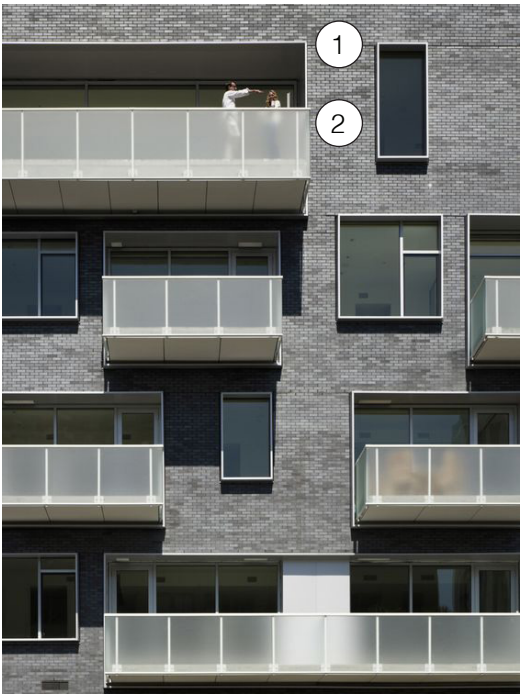
WINDOW PATTERN
400 Fairview | SkB



MASSING AND MODULATION
Slate | Works Progress Architecture



MASSING AND MODULATION
The New Museum | Sanaa



DECKS AND WINDOWS
Sugar Cube | KPMB

BLANK WALL ANALYSIS

The following example projects demonstrate several projects in Seattle with blank facades. These examples provide specific design solutions which articulate blank wall facades.

BLANK WALL STRATEGIES

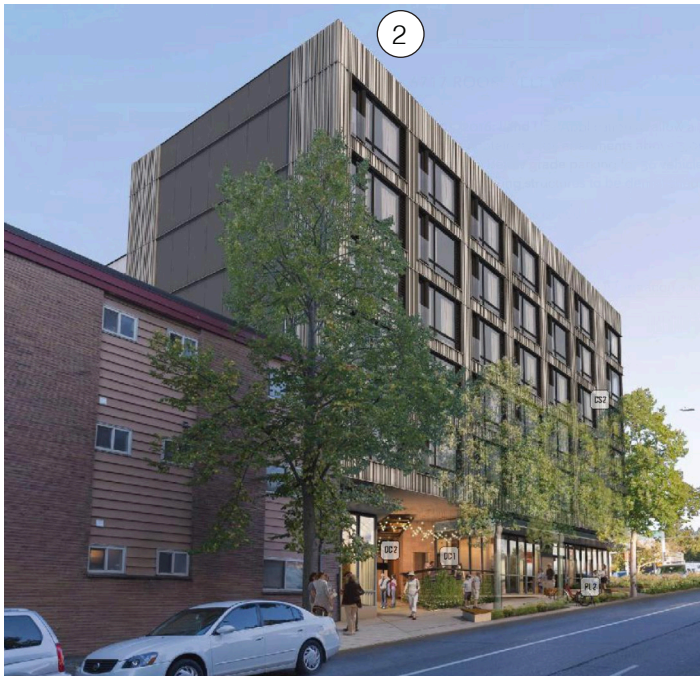
- 1 COLOR AND PATTERNS IN EXTERIOR MATERIALS
- 2 MATERIAL WRAPPING BLANK FACADE BUILDING CORNER
- 3 SIGANGE ALONG PEDESTRIAN VISIBLE BLANK FACADES



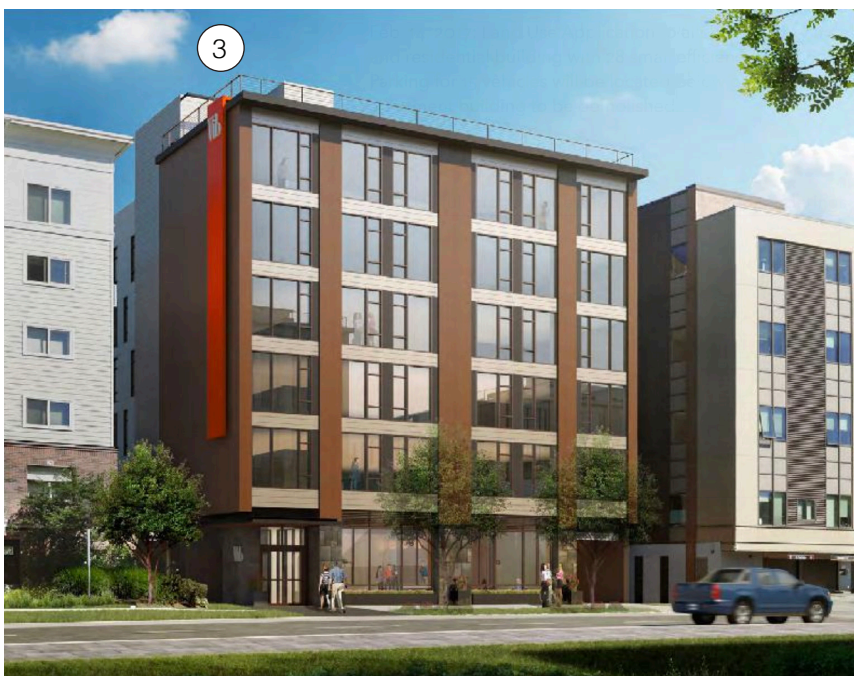
Cornish Tower | Ankrom Moisan Architects



6404 9th Ave NE | Caron Architecture



65th & Roosevelt | Board & Vellum



1818 Harvard Ave | Clark Design Group

STREET PANORAMAS



① East Side of Roosevelt Way NE

Future Roosevelt Light Rail Station

Gym

Small commercial



② West Side of Roosevelt Way NE

Salon

Jewelry Store

Commercial Space

Cafe

Bicycle Shop

Small commercial

Restaurant

Roosevelt Court Building

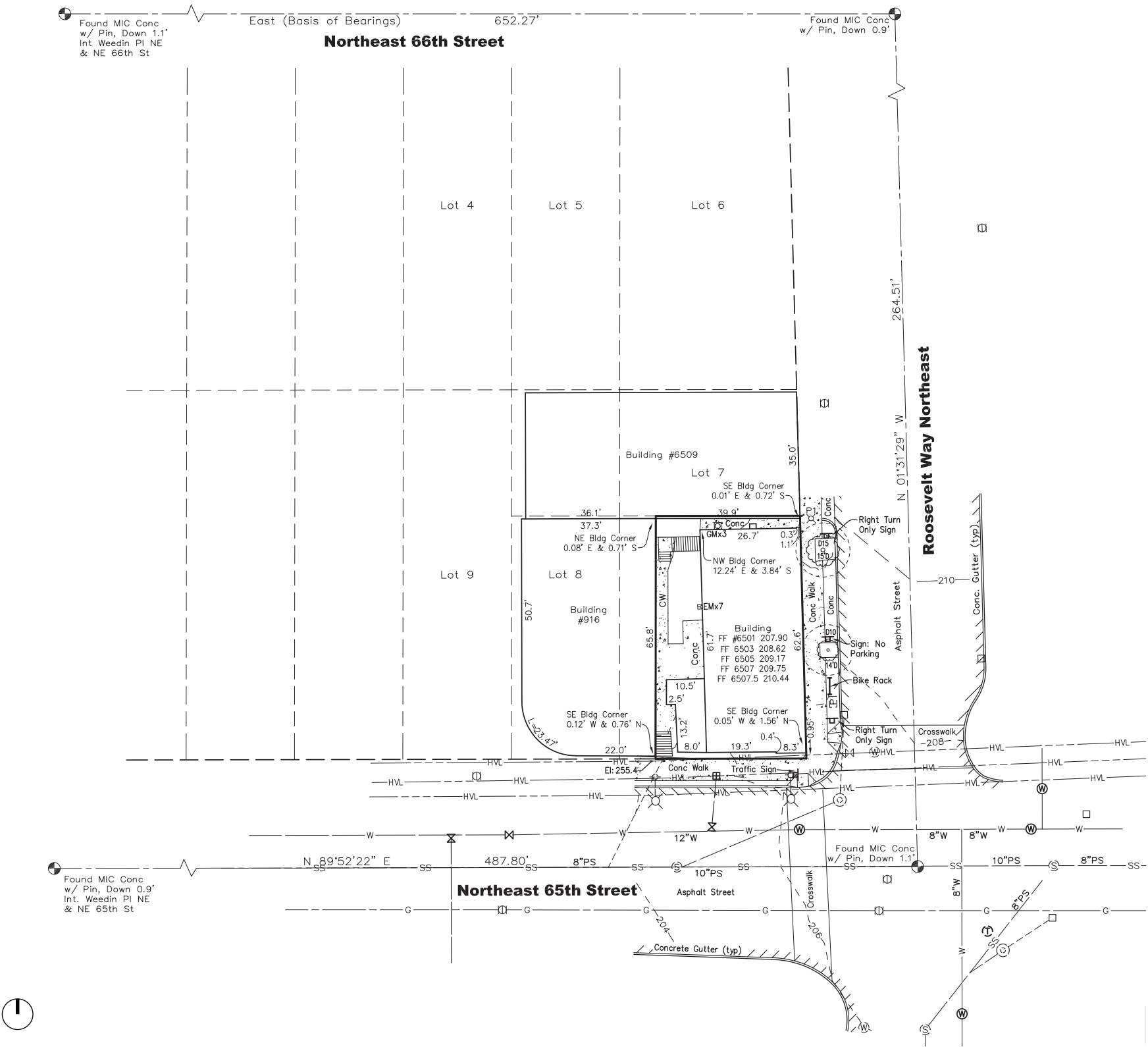


STREET PANORAMAS





SITE SURVEY



EXISTING CONDITIONS

The site, approximately 40 feet wide by 62 feet deep, currently contains a 2-story commercial use building. The development proposes to add a new 7 story structure in the location of the existing structure, consistent with recent development to the north and west.

Commercial use structures bound the site to the North and West. The site's topography descends approximately 3 feet from the north property line to the south to NE 65th St. Primary pedestrian access to the new structure will be both

NE 65th St and Roosevelt Way NE.

The proposed design solutions respond to the site's topography, adjacent structures, and recent neighborhood development. To the north is a new six-story residential apartment. To the west is a six-story residential apartment.

The site is located on the corner of Roosevelt Way NE and NE 65th Street. The site has the potential for excellent views of Green Lake, Olympic Mountains, The Cascades and Downtown.



① View to west of path along west property line



② View to north of path along west property line



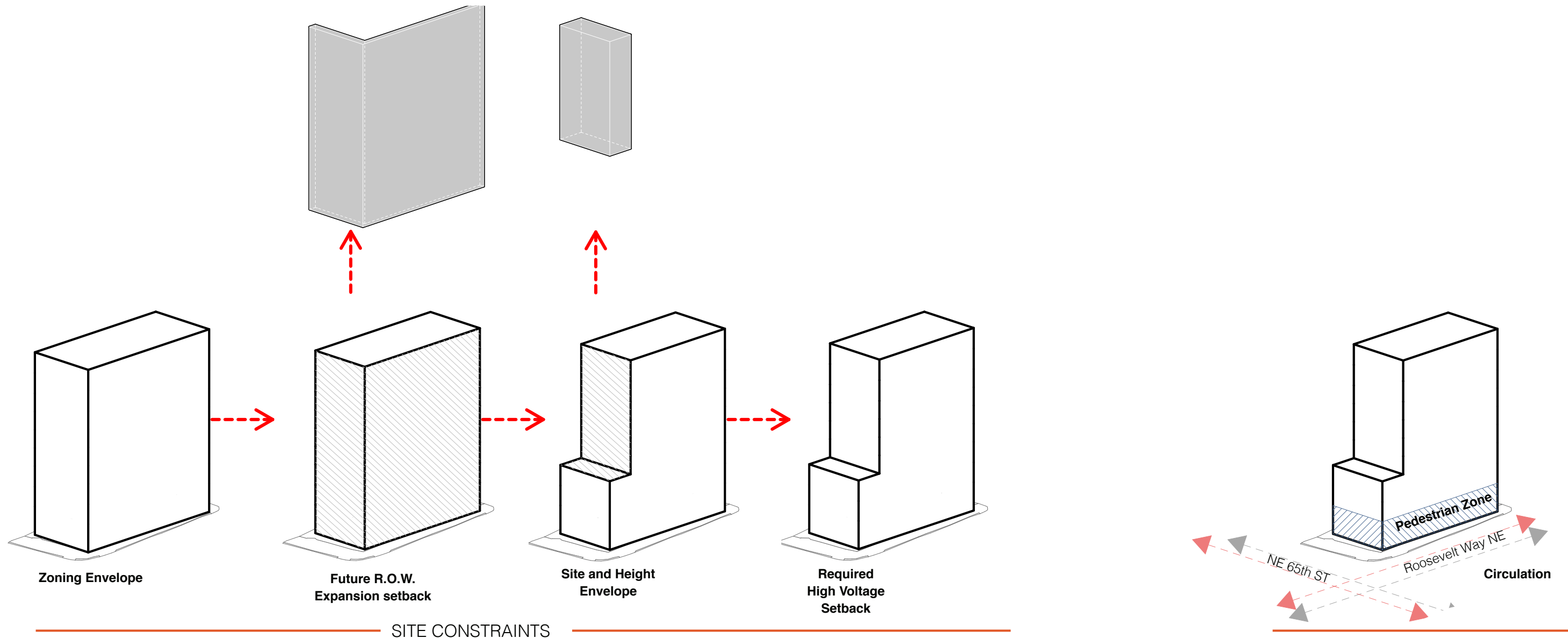
③ View to Southwest from street



SITE CONDITIONS & CONSTRAINTS

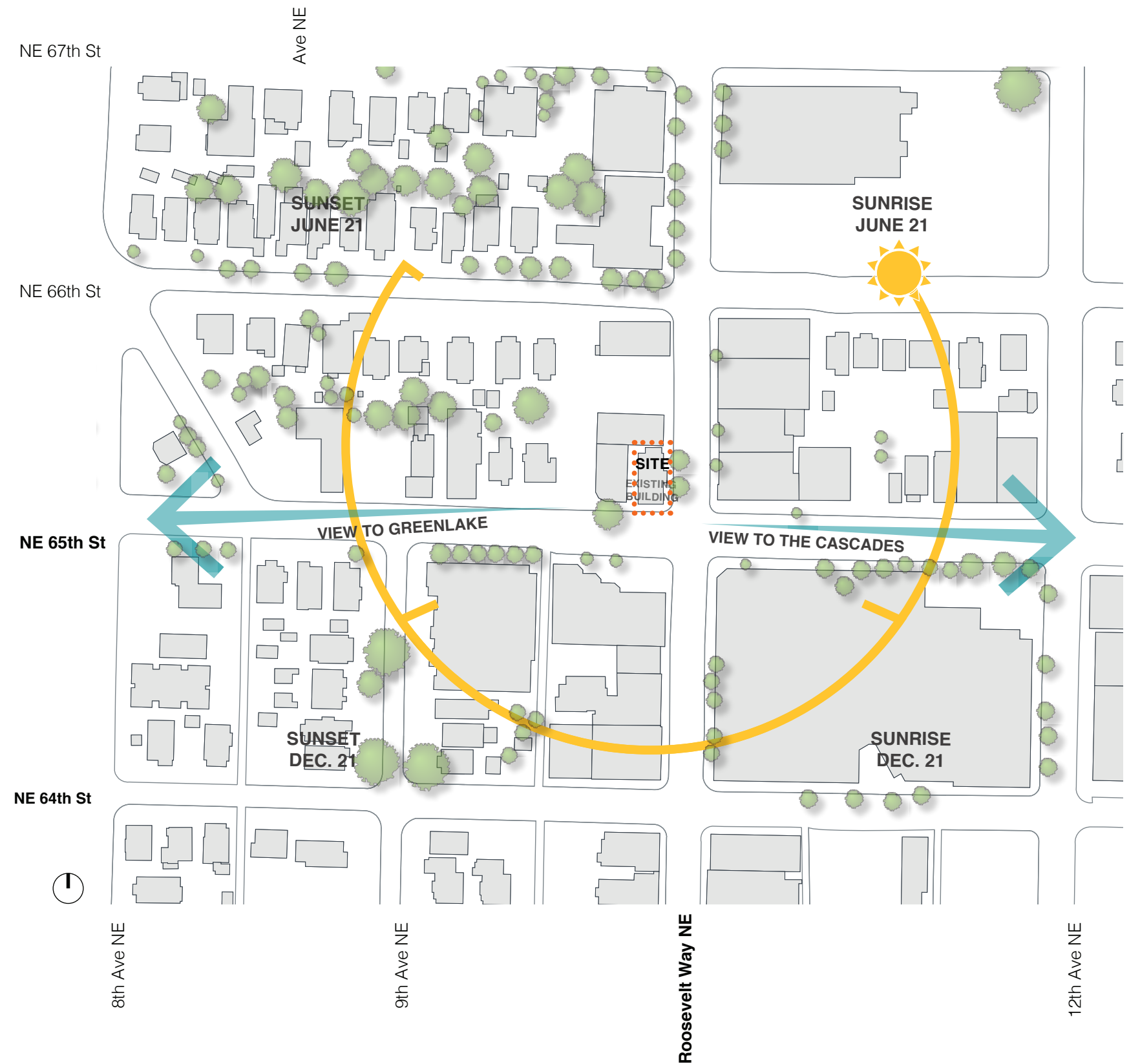
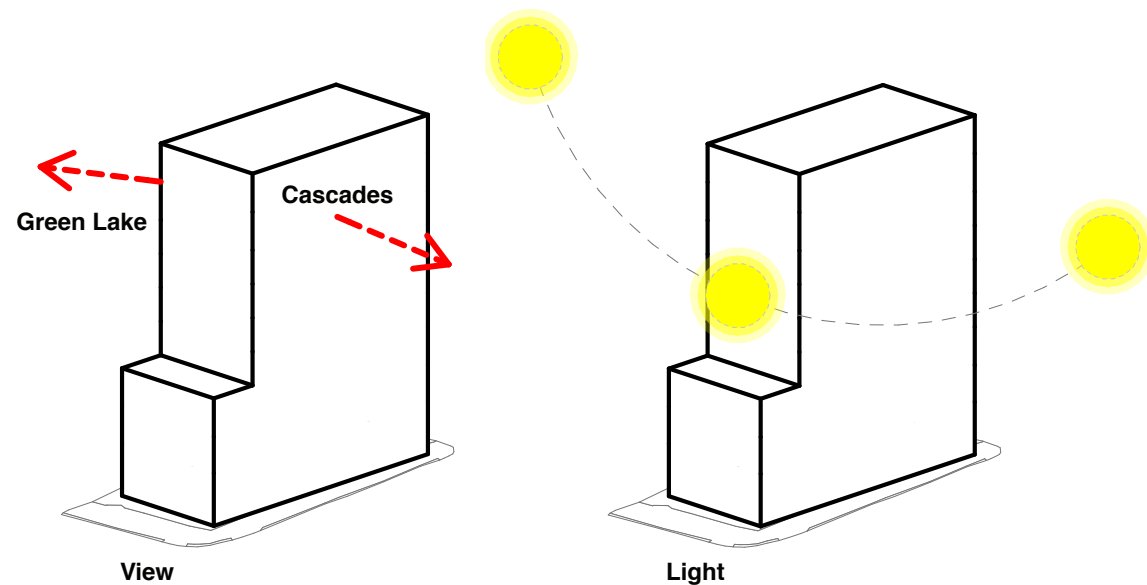
SITE CONSTRAINTS

- The site dimensions are 67 feet north-south by 41 feet east-west.
- The site is located in a zone designated NC3P-85. The allowable building height is 85'-0".
- A 3'-0" setback is required along Roosevelt Way NE and NE 65th St to accommodate future right of way improvements.
- NE 65th St has Overhead High Voltage. A Seattle City Light required clearance from the Overhead High Voltage creates a 14' setback from NE 65th St above the third floor.



SITE CONDITIONS

- The site is located at the corner of Roosevelt Way NE and NE 65th St.
- The site is located on the southwest side of the block.
- Roosevelt Way NE is a principal arterial street that connects the site to the Northgate and the University District. NE 65th St is a minor arterial that connects Green Lake to the East and Sandpoint.
- The site currently consists of an existing 2-story, commercial use building.
- Pedestrian access will be from both Roosevelt Way NE and NE 65th St. No alley exists adjacent to the site.
- The site context is low-rise to high-rise multifamily residential structures as well as single family residences.
- Views to the Green Lake, Olympic Mountain Range, and Downtown Seattle and the Cascades likely can be seen from the site.
- The site is bordered by a two-story 10-unit garden apartment structure to the south and a seven-story 48-unit apartment structure to the north, completed in 2015, built to the current zoning.

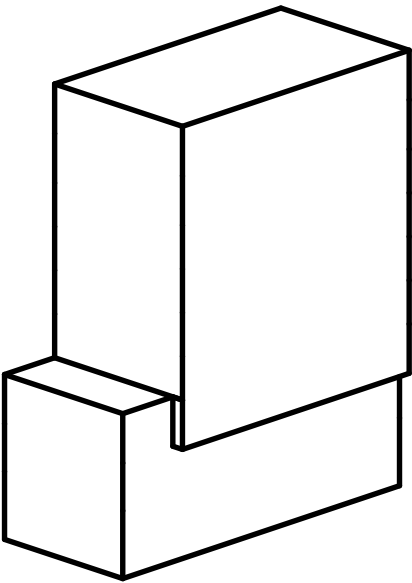


SITE CONDITIONS

SCALE, TEXTURE, AND MATERIAL

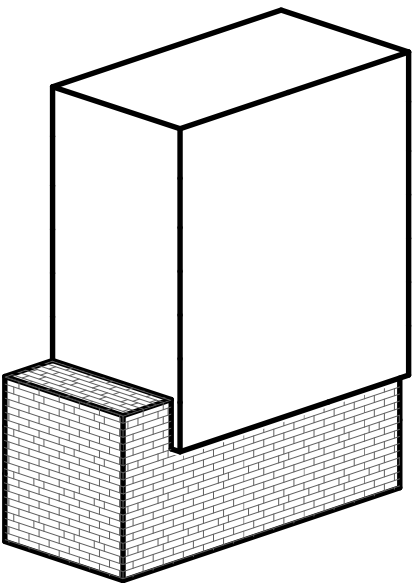
DESIGN EVOLUTION

In order to create design that fit well within the neighborhood gateway intersection of NE 65th ST and Roosevelt Way NE, the massing of the proposed alternatives incorporate Scale, Material, and Texture. This creates a clear pedestrian condition along Roosevelt Way NE and NE 65th Street while maintaining clarity between the massing and architectural features.



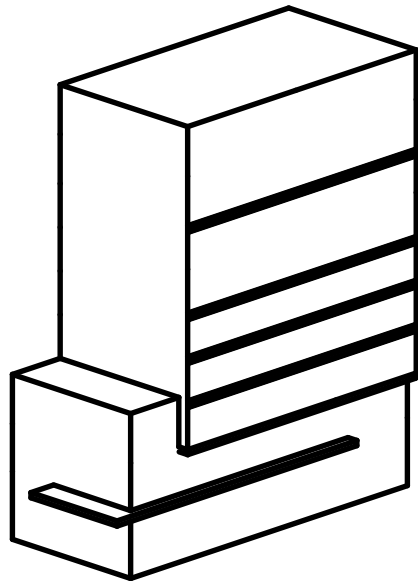
SCALE

A clear interlocking massing which reduces the overall scale, adds modulation, and creates distinct volumes.

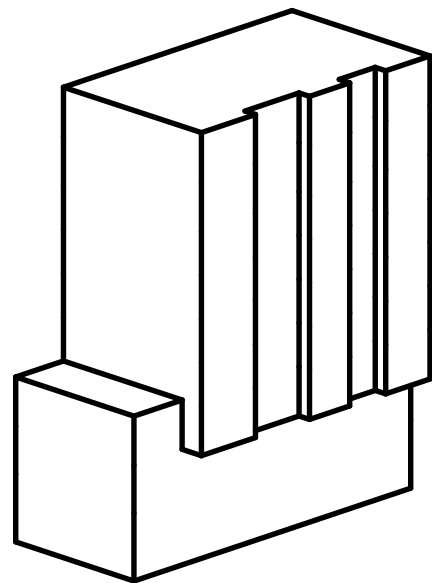


MATERIAL

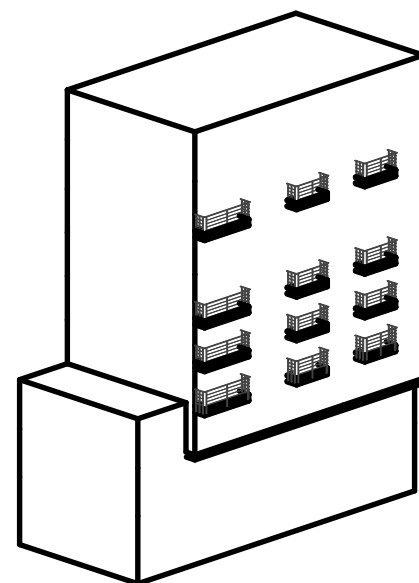
The articulation of materials, will reduce the perception of bulk and complement the neighborhood and current development.



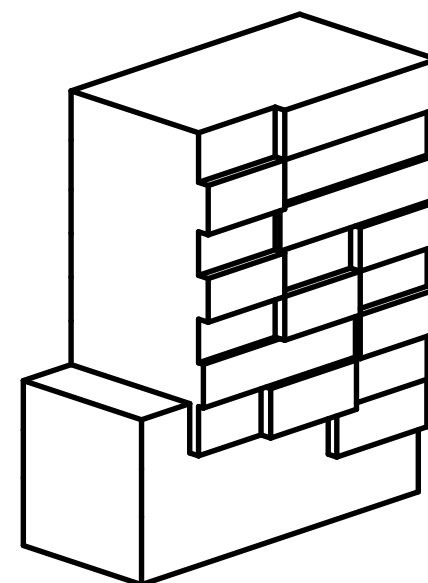
Datums



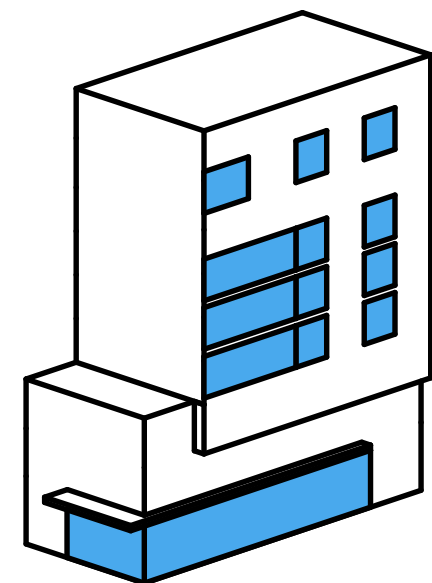
Bay Windows



Balconies



Unit Expression



Glazing

TEXTURE

Use of Datums, Bay Windows, Balconies, Unit Expression, and Glazing to further reduce the massing of the proposed alternatives.

DESIGN PROPOSAL ALTERNATIVES

ALTERNATIVE 1 (CODE COMPLIANT)

Alternative 1 is a code compliant scheme with twenty (20) apartment units. Eight (8) apartments are 1 bedrooms, Eight (8) loft units, and four (4) are studios.

This alternative proposes demolishing the existing building and replacing it with a 7-story structure with an internal double-loaded corridor for access to all units from Roosevelt Way NE. The massing of this alternative proposes a singular expression with an articulated bay that responds to the large upper level setback, closest to the corner of Roosevelt Way NE and NE 65th Street. One of the two stairs is adjacent to Roosevelt Way NE, creating a break in the massing along the street.

The units stack on all floors with stairs at both ends of the double loaded corridor and one stair and elevator core at the rear of the site.

This proposal responds to the immediate context commercial use at the street and use of bay windows.

Advantages:

- Code compliant scheme
- Contextual building volume and central, clear entry at Roosevelt Way NE.
- Provides two small commercial uses

Issues:

- Egress Stair at Roosevelt Way NE
- Minimal modulation in massing
- Split commercial use at street-level
- Residential entry between commercial use entry.



Aerial View from Southwest

ALTERNATIVE 2 (CODE COMPLIANT)

Alternative 2 is a code compliant scheme with twenty (20) apartment units. Eight (8) apartments are 1 bedrooms, Eight (8) loft units, and four (4) are studios.

This alternative proposes demolishing the existing building and replacing it with a 7-story structure with an internal double-loaded corridor for access to all units from Roosevelt Way NE. The massing of this alternative proposes a singular expression with an articulated decks and bay windows that responds to the large upper level setback, closest to the corner of Roosevelt Way NE and NE 65th Street.

The units stack on all floors with all stairs and elevators located at the rear of the site, limits their visibility and height along the pedestrian zoned streets.

This proposal responds to the immediate context commercial use at the street, use of decks and bay windows

Advantages:

- Code compliant scheme
- Contextual central, clear entry at street
- Egress stair away from the street to minimize impact on street facing facade.
- Decks, balconies, and bay windows facing Roosevelt Way NE provide variation and modulation.
- Provides two small commercial uses
- Provides two level loft units at center section of massing, providing scale and modulation.

Issues:

- Split Commercial Use at street-level
- Residential entry between commercial use entries.
- Limited opportunity to reduce building scale through modulation in massing.
- Lack of modulation in massing gives monolithic quality to street facing facades.

ALTERNATIVE 3 (DEPARTURE REQUESTED PREFERRED)

Alternative 3 is a scheme with twenty (20) apartment units. Eight (8) apartments are 1 bedrooms, Eight (8) loft units, and four (4) are studios.

This alternative proposes demolishing the existing building and replacing it with a 7-story structure with an internal double-loaded corridor for access to all units from Roosevelt Way NE . The massing of this alternative proposes two distinct volumes with a large upper level setback above the third floor which has interlocking decks, and bay windows facing Roosevelt Way NE. A single commercial space fronts both Roosevelt Way NE and NE 65th Street.

The units stack on all floors with all stairs and elevators located at the rear of the site, limits their visibility and height along the pedestrian zoned streets.

This proposal responds to the immediate context commercial use at the street, use of decks and bay windows

Advantages:

- Contextual building volume with a clear residential entry away from active corner along Roosevelt Way NE and a commercial entry at building corner.
- Decks, balconies, and bay windows facing Roosevelt Way NE provide variation and modulation.
- Rotation of south stair allows continuous large commercial use at street-level.
- Allows for increased transparency and reduced blank facades
- Provides two level loft units at center section of massing, providing scale and modulation.
- Provides

Issues:

- Departure requested for weather protection in order to provide clarity within massing expression.



Aerial View from Southwest



Aerial View from Southwest

ALTERNATIVE 1 (CODE COMPLIANT)

Alternative 1 is a code compliant scheme with twenty (20) apartment units. Eight (8) apartments are 1 bedrooms, Eight (8) loft units, and four (4) are studios.

This alternative proposes demolishing the existing building and replacing it with a 7-story structure with an internal double-loaded corridor for access to all units from Roosevelt Way NE. The massing of this alternative proposes a singular expression with an articulated bay that responds to the large upper level setback, closest to the corner of Roosevelt Way NE and NE 65th Street. One of the two stairs is adjacent to Roosevelt Way NE, creating a break in the massing along the street.

The units stack on all floors with stairs at both ends of the double loaded corridor and one stair and elevator core at the rear of the site.

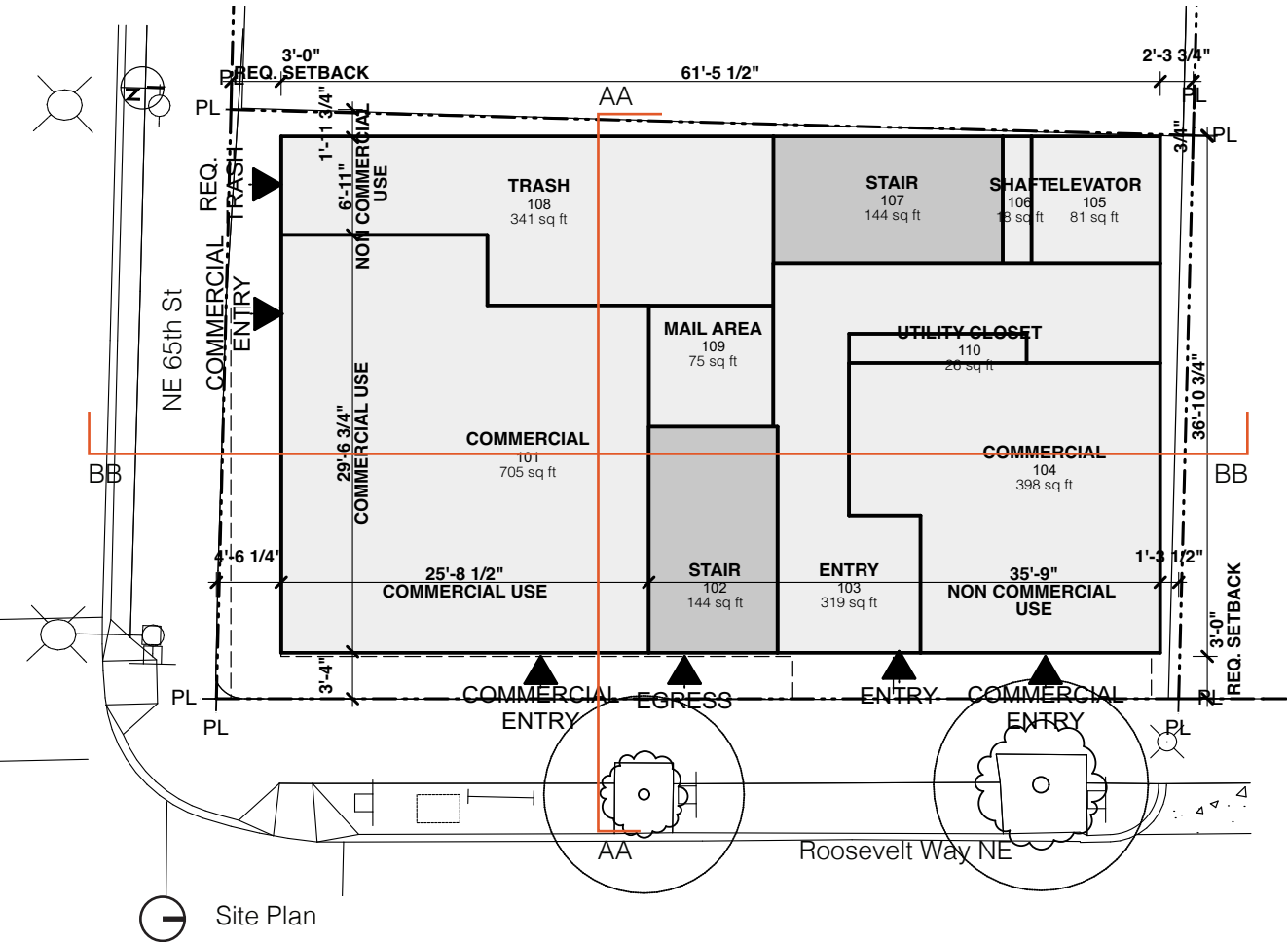
This proposal responds to the immediate context commercial use at the street and use of bay windows.

Advantages:

- Code compliant scheme
- Contextual building volume and central, clear entry at Roosevelt Way NE.
- Provides two small commercial uses

Issues:

- Egress Stair at Roosevelt Way NE
- Minimal modulation in massing
- Split commercial use at street-level
- Residential entry between commercial use entry.



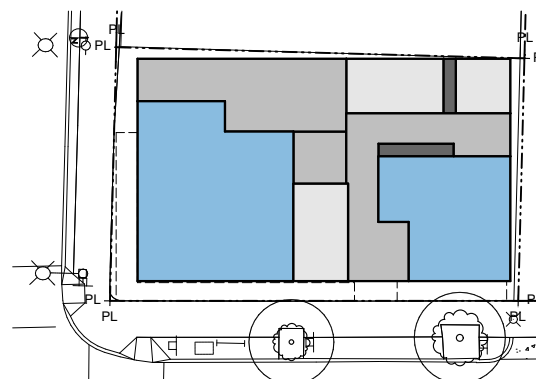
1 View looking Northwest from NE 65th Ave



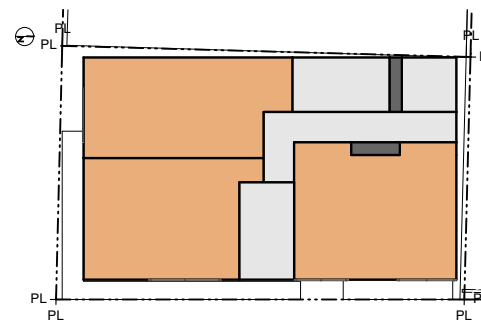
2 Aerial View from Southwest



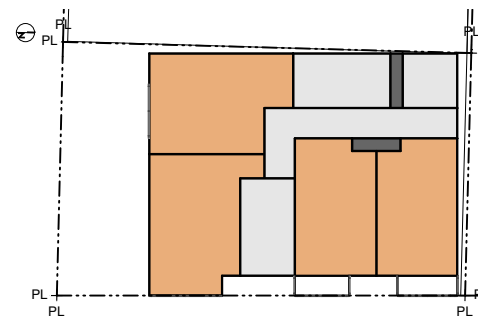
3 Aerial View from Southwest



First Floor Plan

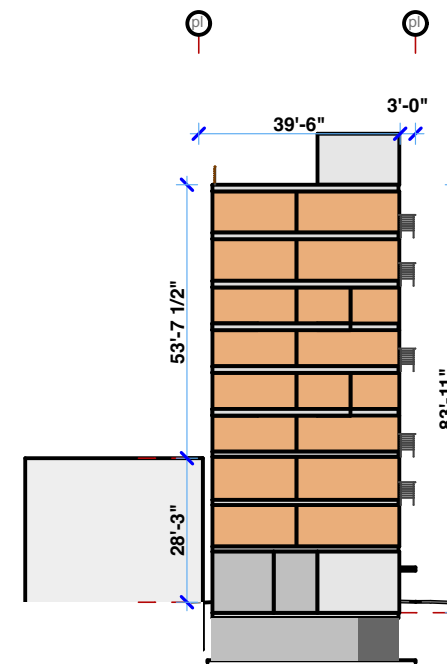


Second Floor Plan

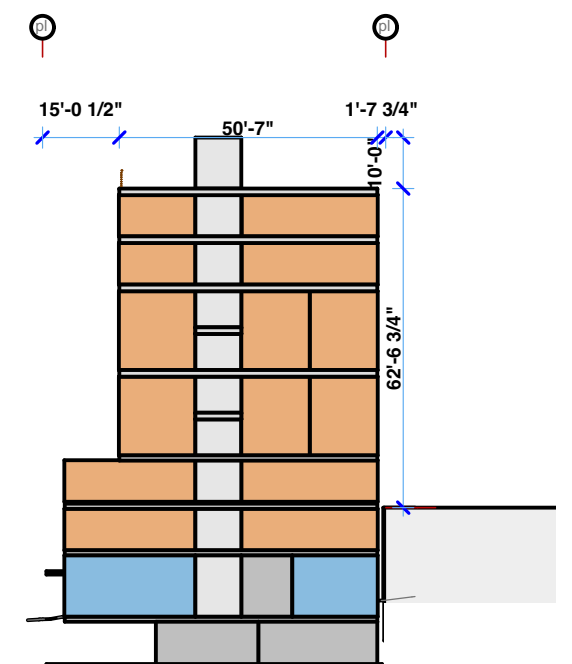


Typical Floor Plan

- Apartment
- Interior Circulation
- Commercial
- Lobby
- Plan



AA: Transverse Section Looking North



BB: Longitudinal Section Looking West



④ View looking Northeast from NE 65th Ave



⑤ View looking North from NE 65th Ave



⑥ View looking South from Roosevelt Way NE

ALTERNATIVE 2

Alternative 2 is a code compliant scheme with twenty (20) apartment units. Eight (8) apartments are 1 bedrooms, Eight (8) loft units, and four (4) are studios.

This alternative proposes demolishing the existing building and replacing it with a 7-story structure with an internal double-loaded corridor for access to all units from Roosevelt Way NE. The massing of this alternative proposes a singular expression with an articulated decks and bay windows that responds to the large upper level setback, closest to the corner of Roosevelt Way NE and NE 65th Street. The units stack on all floors with all stairs and elevators located at the rear of the site, limits their visibility and height along the pedestrian zoned streets.

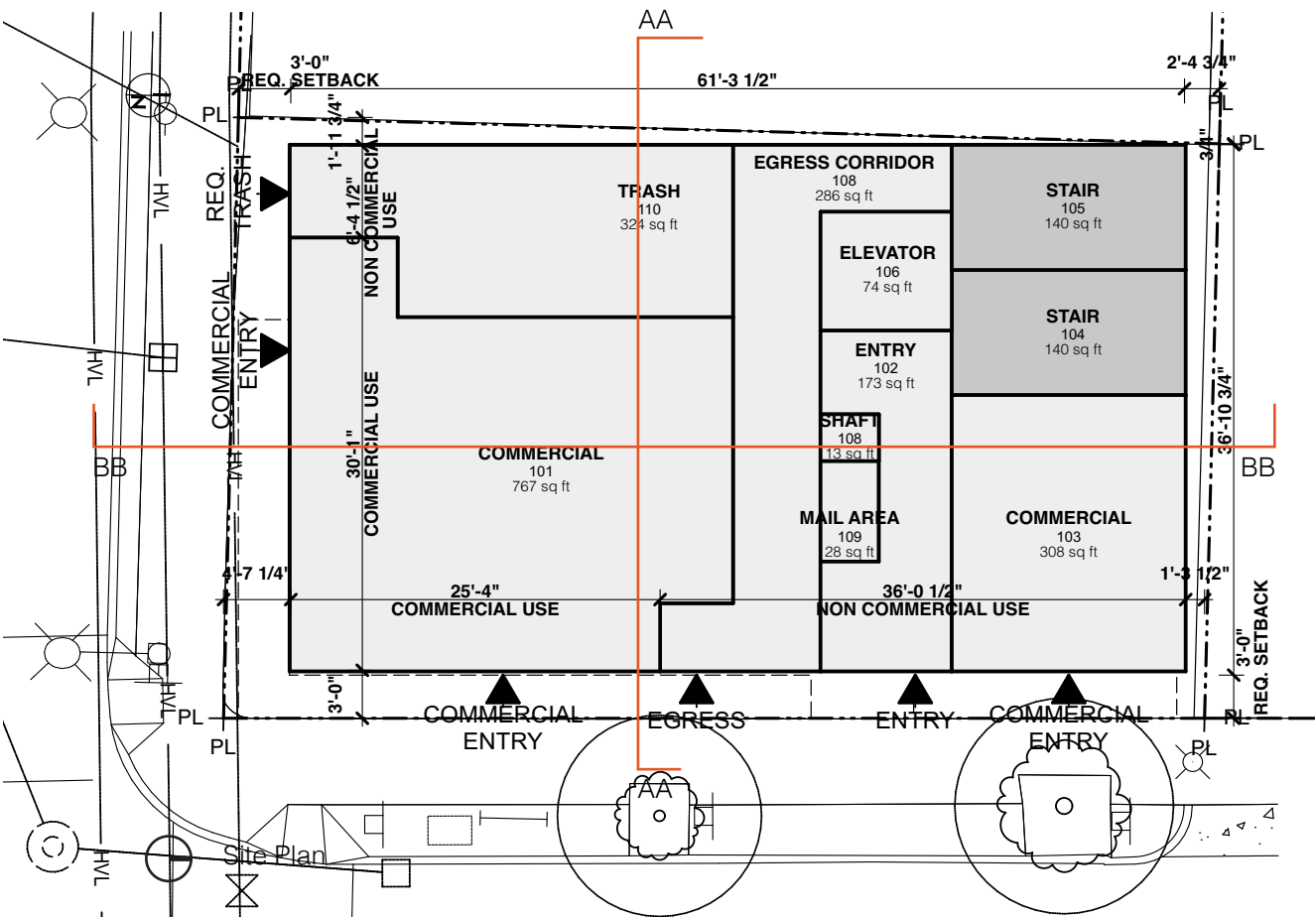
This proposal responds to the immediate context commercial use at the street, use of decks and bay windows

Advantages:

- Code compliant scheme
- Contextual central, clear entry at street
- Egress stair away from the street to minimize impact on street facing facade.
- Decks, balconies, and bay windows facing Roosevelt Way NE provide variation and modulation.
- Provides two small commercial uses
- Provides two level loft units at center section of massing, providing scale and modulation.

Issues:

- Split Commercial Use at street-level
- Residential entry between commercial use entries.
- Limited opportunity to reduce building scale through modulation in massing.
- Lack of modulation in massing gives monolithic quality to street facing facades.



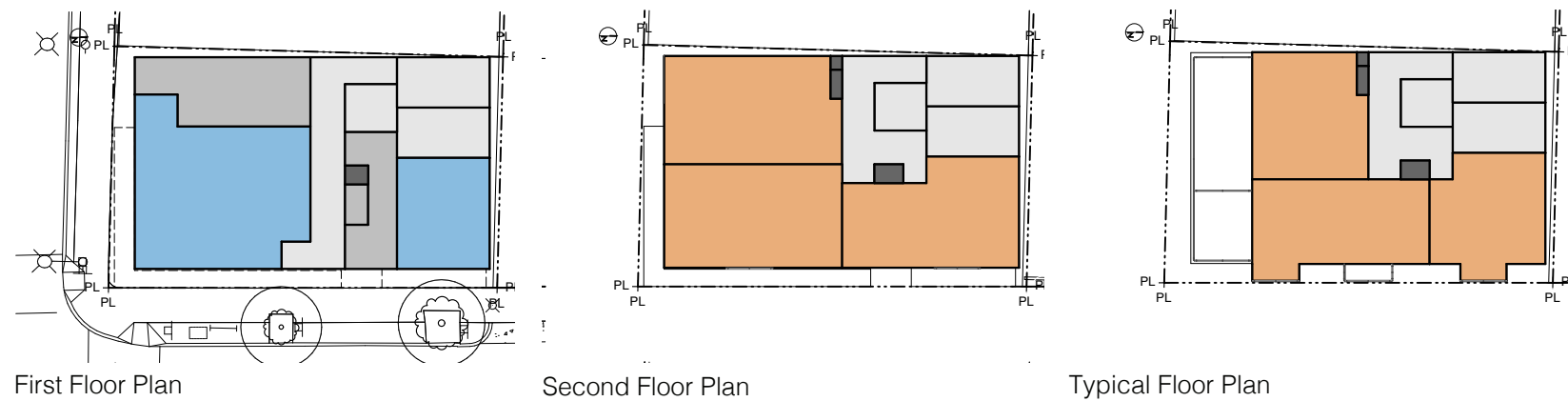
1 View looking Northwest from NE 65th Ave



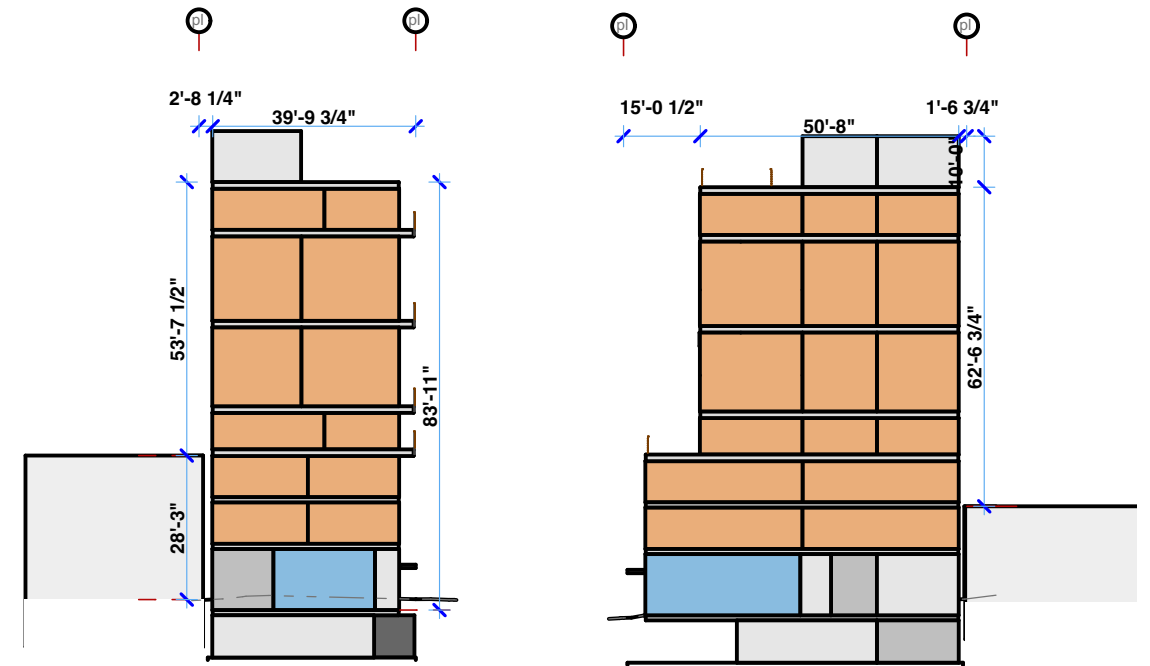
2 Aerial View from Southwest



3 Aerial View from Southwest



- Apartment
- Interior Circulation
- Commercial
- Lobby
- Plan



④ View looking Northeast from NE 65th Ave

⑤ View looking North from NE 65th Ave

⑥ View looking South from Roosevelt Way NE

ALTERNATIVE 3 (PREFERRED)

Alternative 3 is a scheme with twenty (20) apartment units. Eight (8) apartments are 1 bedrooms, Eight (8) loft units, and four (4) are studios.

This alternative proposes demolishing the existing building and replacing it with a 7-story structure with an internal double-loaded corridor for access to all units from Roosevelt Way NE . The massing of this alternative proposes two distinct volumes with a large upper level setback above the third floor which has interlocking decks, and bay windows facing Roosevelt Way NE. A single commercial space fronts both Roosevelt Way NE and NE 65th Street.

The units stack on all floors with all stairs and elevators located at the rear of the site, limits their visibility and height along the pedestrian zoned streets.

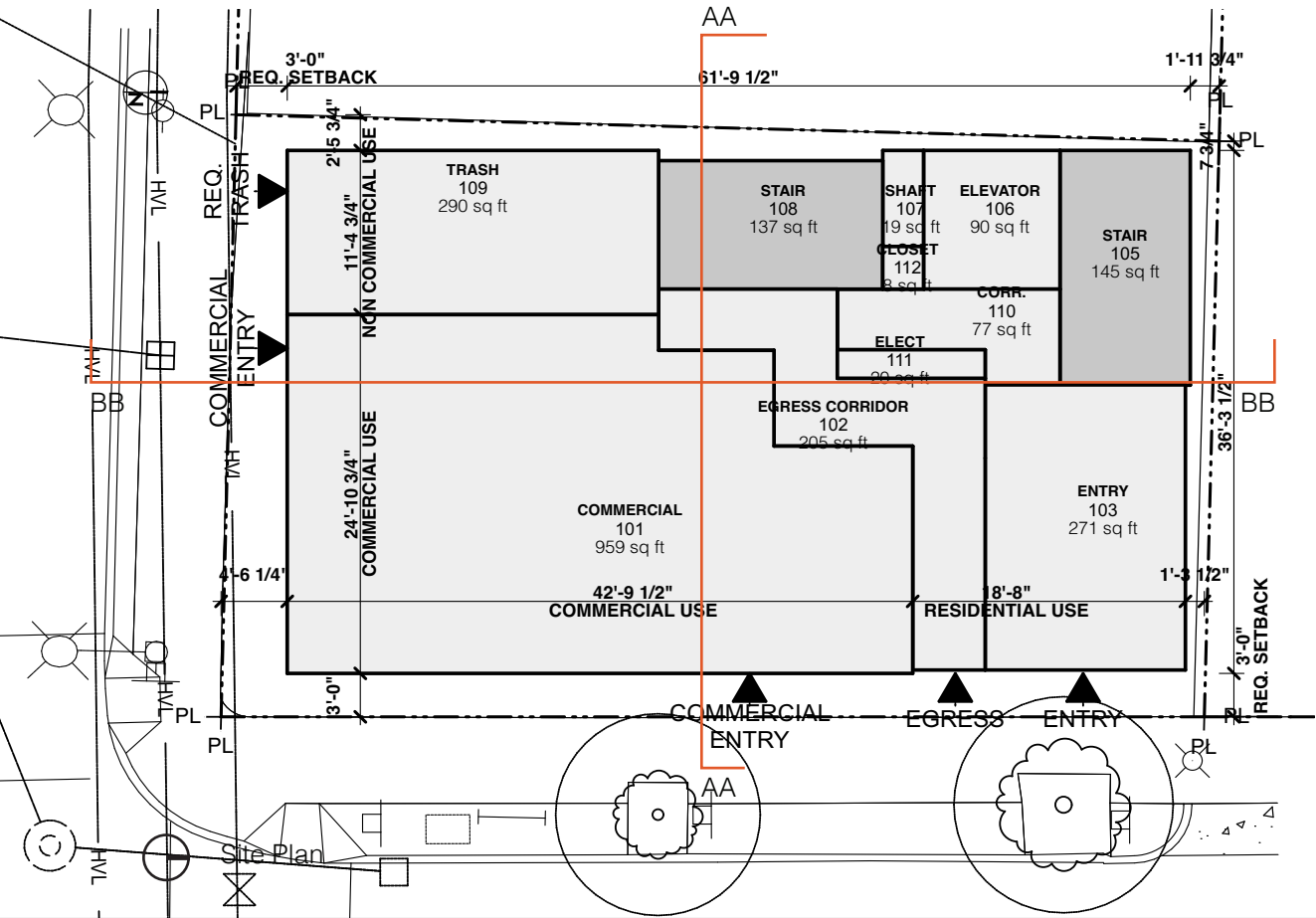
This proposal responds to the immediate context commercial use at the street, use of decks and bay windows

- Advantages:
- Contextual building volume with a clear residential entry away from active corner along Roosevelt Way NE and a commercial entry at building corner.
 - Decks, balconies, and bay windows facing Roosevelt Way NE provide variation and modulation.
 - Rotation of south stair allows continuous large commercial use at street-level.
 - Allows for increased transparency and reduced blank facades
 - Provides two level loft units at center section of massing, providing scale and modulation.
 - Provides

- Issues:
- Departure requested for weather protection in order to provide clarity within massing expression.



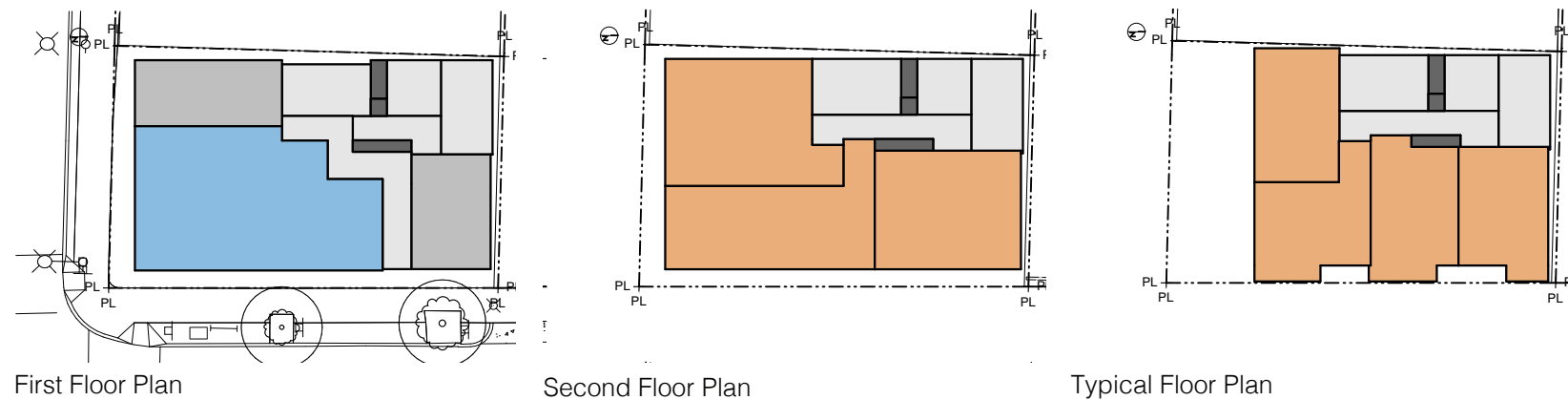
1 View looking Northwest from NE 65th Ave



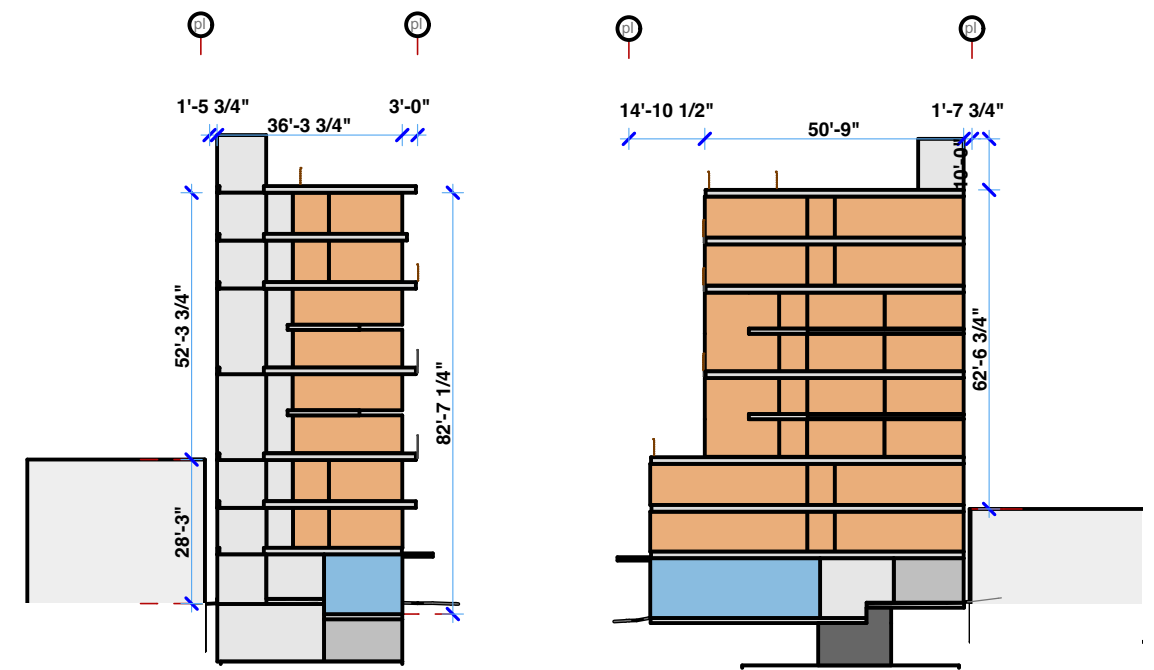
2 Aerial View from Southwest



3 Aerial View from Southwest



- Apartment
- Interior Circulation
- Commercial
- Lobby
- Plan



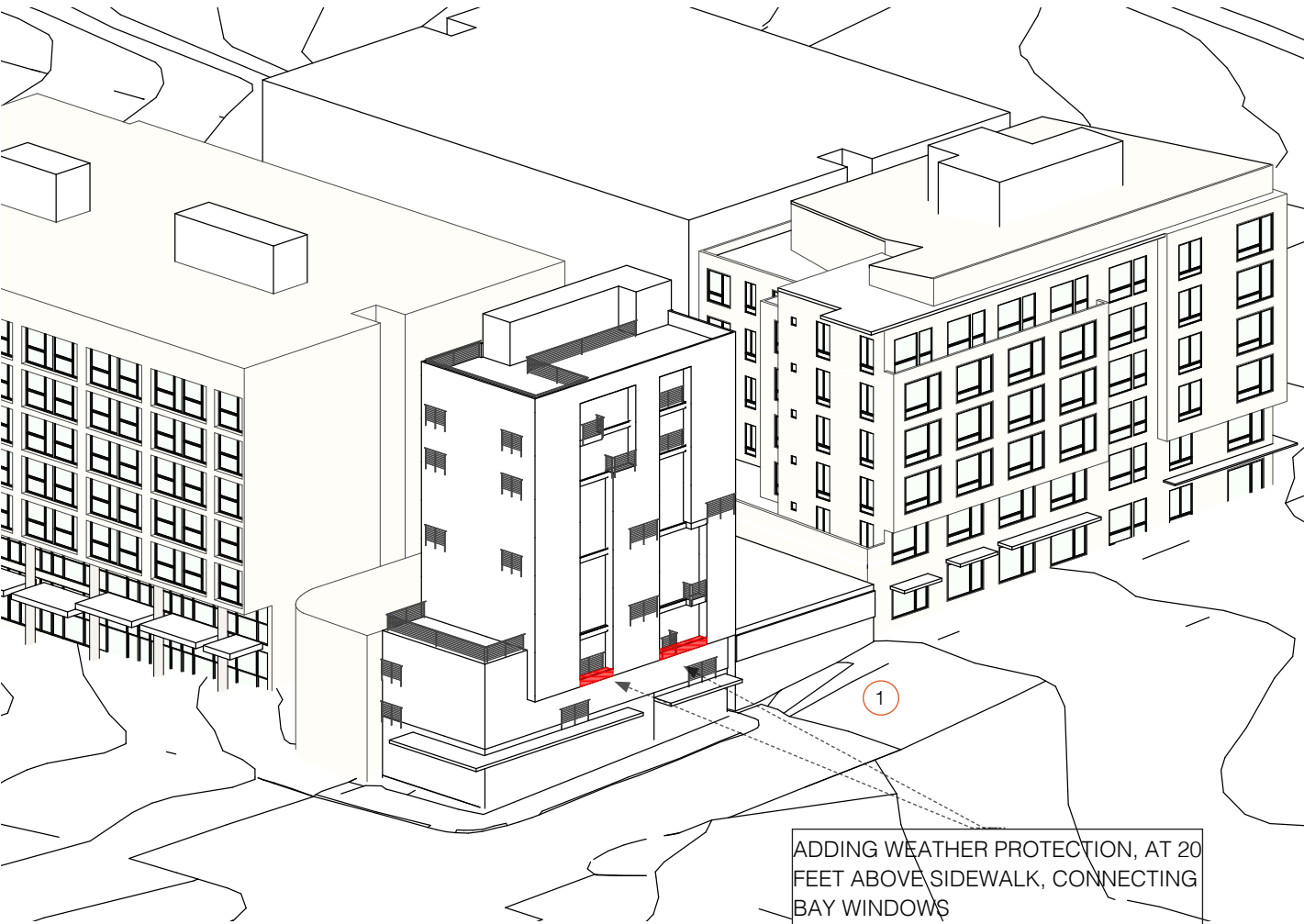
DEPARTURE MATRIX

ITEM	CODE SECTION	REQUIRED	PROVIDED	AMOUNT OF DEPARTURE	JUSTIFICATION	SUPPORT DESIGN GUIDANCE
1	OVERHEAD WEATHER PROTECTION SMC 23.47A.008.C.4.d	THE LOWER EDGE OF THE OVERHEAD WEATHER PROJECTION SHALL BE A MINIMUM OF 8 FEET AND A MAXIMUM OF 12 FEET ABOVE THE SIDEWALK	THE LOWER EDGE OF THE OVERHEAD WEATHER PROTECTION IS 20 FEET	8'-0"	THIS DEPARTURE IS REQUESTED IN ORDER TO ACHIEVE THE PROJECT GOALS, SPECIFICALLY, TO CREATE A CLEAR, UNIFIED DESIGN THAT FITS WELL WITHIN THE NEIGHBORHOOD GATEWAY INTERSECTION OF NE 65TH STREET AND ROOSEVELT WAY NE. IT RESULTS FROM AN INTEREST TO CREATE DEPTH ALONG THE PEDESTRIAN STREET OF ROOSEVELT WAY NE WHILE CONTRIBUTING TO CLARITY OF THE DESIGN CONCEPT OF PREFERRED ALTERNATIVE THREE. THE INCREASED HEIGHT IN THE WEATHER PROTECTION CREATES A MASSING AND PEDESTRIAN OVERHEAD CONDITION CONSISTENT WITH THE EXISTING STRUCTURE TO THE NORTH ALONG ROOSEVELT WAY NE.	CS2.I.i – Sense of place; CS2.II.1iii – Adjacent Sites, Streets, and Open Spaces; CS3.I.ii – Emphasizing positive neighborhood attributes; PL2.I.iii – Pedestrian Experience; DC2.I.i – Massing; DC2.I.i – Architectural Massing Concept; DC2.II.i – Architectural and Facade Composition; DC4.III.i – Right of Way Fixtures and Elements;

Code Compliant Axonometric



Proposed Axonometric



Design Concept
Rendered Elevation



DESIGN GUIDELINES

CONTEXT AND SITE

CS1: Natural Systems and Site Features

- I. Energy Use
- II. Sunlight and Natural Ventilation

CS2: Urban Pattern and Form

- I. Sense of Place
- II. Adjacent Sites, Streets and Open Spaces
- III. Height, Bulk and Scale

CS3: Architectural Context and Character

- I. Emphasizing positive Neighborhood attributes

CS1.I – Energy Use:

The proposed structure will use multiple strategies to maximize access to south facing winter sun. South facing decks and a south facing commercial space will be provided in this project. In addition, the south side will have a large upper level setback, above the second story, to maximize access to winter sun. The project team is exploring specific design opportunities and sustainable strategies.

CS1.II - Sunlight and Natural Ventilation

The project will implement a large upper level setback on the southern side above the third floor to allow light and air to reach the identified Gateway at NE 65th street and Roosevelt Way NE.

CS2.I - Sense of Place

The proposed project will incorporate small commercial spaces facing both NE 65th Street and Roosevelt Way NE. In order to provide a strong sense of place, the project will incorporate commercial street use, street trees and a pedestrian experience, which integrate to adjacent recent developments.

Located on a block with several recent mixed-use developments, this project will have a series of architectural and site elements, which may include bay windows, street trees, commercial street use, outdoor commercial seating along the pedestrian zone, and canopies for continuous weather protection. This proposal will contribute to the existing and future fabric to continue to create a unified streetscape. In addition, its location as a primary corner in the neighborhood creates a unique opportunity to contribute and define a sense of place.

CS2.II - Adjacent Sites, Streets and Open Spaces

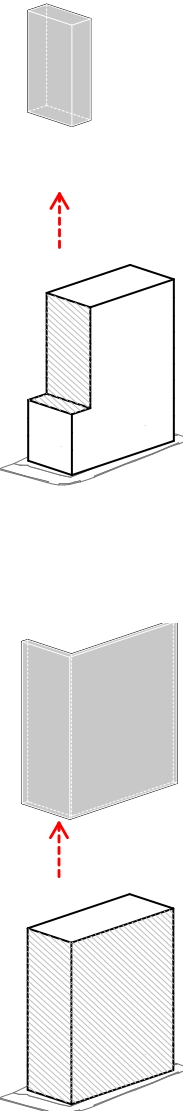
This project is located on a block corner that is considered a key gateway by the Roosevelt Design Guidelines. In response, Sidewalk Awnings, Sidewalk Paving, Pedestrian Lighting and Seating will be incorporated to connect to adjacent sites and open spaces. Specifically, the project will seek to connect to the exterior street space of the Rooster, to the west, along NE 65th street. Trash locations are being coordinated with the City of Seattle, and its location along NE 65th Street is being minimized by locating the trash in the proposed new structure.

CS2.III - Height, Bulk and Scale

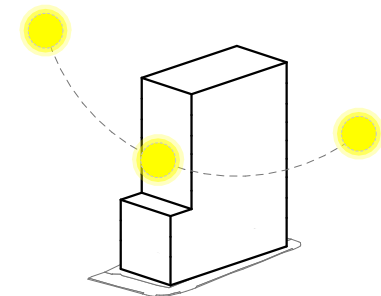
A large upper floor setback is proposed along NE 65th Street, which provides a more pedestrian scale at the corner of NE 65th Street and Roosevelt Way NE. Along Roosevelt Way NE, the proposal seeks to articulate the structure's massing into two distinct elements, which, utilize secondary architectural features to provide additional elements of scale. In addition, a two-story street level setback is proposed along both street frontages, providing ample space for pedestrians at ground level.



SETBACKS



BUILDING AND STREET LEVEL ACCESS TO LIGHT



PUBLIC LIFE

- PL1: Connectivity
I. A network of Public Spaces
- PL2: Walkability
I. Pedestrian Experience
- PL3: Street-Level Interaction
II. Human and Commercial Activity
- PL4: Active Transportation
I. Transit Supportive Design

PL1.I - A Network of Public Spaces

Although the project does not incorporate public space, the proposed commercial use at the corner of NE 65th Street and Roosevelt Way NE engages the public realm. Street level setbacks are proposed along both street frontages and result in wider sidewalks and a potential outdoor extension of the commercial space use. This connects our project to recent developments to the west and supports a network of open space, pedestrian connections, and public spaces for the neighborhood.

The project massing, which includes upper level setback and the street level setback along NE 65th Street, will provide space, light and air for street level uses.

PL2.I - Pedestrian Experience

Wider sidewalks are proposed on both street frontages to improve the pedestrian spaces at the street. The commercial space is intended to have a connection to these widened sidewalks. A series of pedestrian amenities are proposed for this project within the setbacks. These amenities include, street trees, and the patio for the commercial space. The potential sidewalk use for the commercial space will maintain the required distances required for pedestrian mobility.

Roosevelt Way NE is currently a prominent cycling path. A well-lit streetscape and street trees will improve the Roosevelt Way NE frontage and help to minimize conflicts between transportation methods.

PL3.II – Human and Commercial Activity

The project site is bound on two edges by Roosevelt Way NE and NE 65th Street. These edges require setbacks to improve right-of-way width. As a result, the project is encouraging pedestrian and commercial activity by providing a setback, as described in Height, Bulk and Scale. The proposed setback provides space for pedestrians, streetscape and access to light and air.

PL4.I - Transit Supportive Design

Located at the corner of Roosevelt Way NE and NE 65th Street, the project will have access to a bus stop, bike facility and future LINK Light Rail transit station. The streetscape will create a transit supportive design.

DESIGN CONCEPT

- DC1: Project Uses and Activities
I. Arrangement of Interior Spaces
II. Gathering Spaces
- DC2: Architectural Concept
I. Massing
II. Architectural and Facade Composition
- DC3: Open Space Concept
II. Street Planting & Landscape to Enhance the Building and/or Site

- DC4: Exterior Elements and Finishes
I. Exterior Finish Materials

DC1.I - Arrangement of Interior Spaces

This project proposes that all retail spaces be less than 1000 square feet. These spaces will face both Roosevelt Way NE and NE 65th Street and may have multiple access locations. To provide for a proposed mixture of unit type and size, the project will incorporate large amenity areas located at multiple roofs to provide open space to the residents. In addition, many units will have access to exterior private decks and balconies. Each unit will have private storage, accessible entries, and washer/dryer hook ups.

DC2.I - Massing

The articulation of materials, glazing and secondary architectural features will reduce the perception of bulk and complement the neighborhood.

DC2.II - Architectural and Facade composition

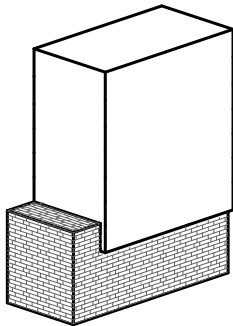
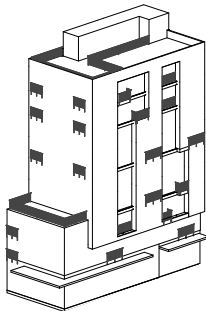
The site is located along two major arterials and is in the commercial core of the Roosevelt neighborhood. The street level commercial space storefront will be maximized while residential access, trash pickup, and egress are being minimized to the greatest feasible extent. Quality materials will be proposed, especially at the base of the building.

DC3.II – Street Planting & Landscape to Enhance the Building and/or Site

Street trees will be provided/maintained as required.

DC4.1 - Exterior Materials

The proposal will consider use of masonry at the base of the building. This project proposes the use of durable materials along the base of the building where they are most impactful to pedestrians, residents, and commercial space occupants. Material colors will be carefully selected with reference to adjacent neighbors, the neighborhood context, and upcoming development. The project will specifically seek materials that are welcoming to pedestrians and durable. Storefront glazing will be transparent along the sidewalk. In response to recent development along the north and west, an awning over the proposed exterior commercial use space and streetscape may be transparent to allow light.



MATERIAL

WORK IN PROGRESS b9 ARCHITECTS



3272 Fuhrman apartments by b9 architects in Eastlake



743 N 35th St apartments by b9 architects in Fremont



First Central Station apartments by b9 architects in Central District



614 13th Ave E apartments by b9 architects in Capitol Hill